



CITY OF JUNCTION CITY

Planning & Building Department

1171 Elm Street/PO Box 250

Junction City Or 97448

Ph: (541) 998-4763/ Fx: (541) 998-2773

www.junctioncityoregon.gov

CITY OF JUNCTION CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT

September 30, 2020

Junction City Planning Commission will hold a public hearing on **Wednesday, October 21, 2020, 6:30 pm**, 680 Greenwood St, to take testimony on the **ROLLING MEADOWS PRELIMINARY SUBDIVISION PHASE 1** application. The Planning Commission will also review the final Planned Unit Development for Rolling Meadows (File # PUD-20-27), however, it is not part of the public hearing.

FILE NUMBER	SUB-20-26 Rolling Meadows Phase 1
NATURE OF APPLICATION	Preliminary Subdivision-Phase 1
APPLICABLE CRITERIA	Junction City Municipal Code 16.05.040, 16.05.050
APPLICANT	Pacific National Development, Inc
OWNER	Oaklea Enterprises, Inc.
LOCATION	West of Oaklea Drive, South of West 10 th Avenue extension
MAP & TAX LOT	15-04-31-00, Lots 2400 & 2500
LAND AREA	Phase 1: 17.68 acres
ZONING	RX/WRD (Residential Mix /Wetland Resource Overlay District)
PROPOSAL	92-lot Preliminary Subdivision (Rolling Meadows Phase 1)
STAFF CONTACT	Tere Andrews, Planning Technician, jcplanning@ci.junction-city.or.us or 541.998.4763

The purpose of this notice is to provide an opportunity to comment and express concerns you may have related to the approval criteria for the preliminary subdivision, prior to the Planning Commission's decision to approve or deny the proposal.

Citizens may present testimony for or against the preliminary subdivision by submitting written comments or testifying at a public hearing on **Wednesday, October 21, 2020 at 6:30 p.m.** To help prevent the spread of COVID-19, the City of Junction City is holding public meetings virtually. To attend the Planning Commission meeting via computer, tablet, or smartphone, go to: <https://join.freeconferencecall.com/cjcoregon> or dial in using your phone: (508)924-2509.

If you would like your written comments to be included with the staff report, please submit by **5:00 p.m. on Thursday, October 8, 2020**. Written comments may be submitted:

- City Hall, 680 Greenwood Street, Monday – Friday, 8:00am to 5:00pm;
- mail to Planning, City of Junction City, PO Box 250, Junction City OR, 97448;
- fax to (541) 998-3140; or
- e-mail to jcplanning@ci.junction-city.or.us

Your comments are important and will greatly improve the decision-making process, but please note that you will not receive an individual response to information submitted. By law, comments received that are not related to the approval criteria may not be considered.

The Planning Commission will review the request for compliance with applicable criteria based upon information in the application, the staff report and comments received and make a decision. Approval must include affirmative findings that are consistent with the Zoning Code and provisions of the Comprehensive Plan.

The staff report will be available for review seven days prior to the public hearing on the City's website. Copies of the applicable municipal code, the staff report, and related documents can be reviewed on the City's website or



CITY OF JUNCTION CITY

Planning & Building Department

1171 Elm Street/PO Box 250

Junction City Or 97448

Ph: (541) 998-4763/ Fx: (541) 998-2773

www.junctioncityoregon.gov

purchased for the cost of copying. The Junction City Municipal Code is available on the city's website at www.junctioncityoregon.gov. The public hearing will follow the city's land use hearing rules of procedure.

Failure to raise an issue at this opportunity for comment or hearing, in person or by letter, or failure to provide statements or evidence related to an issue sufficient to afford the decision maker an opportunity to respond to the issue, precludes reliance on that issue in any later appeal of the decision that will be made after consideration of the statements and evidence submitted, including an appeal to the Oregon Land Use Board of Appeals based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the decision maker to respond to the issue precludes an action for damages in circuit court.

Notice to mortgagee, lienholder, vendor, or seller: the Junction City Development code requires that if you receive this notice, it shall be promptly forwarded to the purchaser.

